



43, Cornfield Terrace, St. Leonards-on-sea, TN37 6JD

Web: www.pcimestateagents.co.uk
Tel: 01424 839111

Price £265,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE THREE BEDROOM FAMILY HOME, positioned in the sought-after Bohemia quarter of the town, within walking distance to a vast range of amenities including Warrior Square railway station and central St Leonards with a vast range of shops and eateries.

The property offers accommodation arranged over two floors comprising a vestibule onto entrance hall, DUAL ASPECT LOUNGE-DINING ROOM, kitchen and a ground floor bathroom, whilst upstairs there are THREE BEDROOMS. The property offers modern comforts including gas fired central heating, double glazing and enclosed COURTYARD STYLE GARDEN offering a LOW-MAINTENANCE OUTDOOR SPACE to sit out and enjoy.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening into:

VESTIBULE

Coconut matting, wall mounted cupboard concealed consumer unit for the electrics, open plan to:

ENTRANCE HALL

Oak effect laminate flooring, radiator, under stairs recessed area/ storage, stairs rising to upper floor accomodation, door opening to:

DUAL ASPECT LOUNGE-DINING ROOM

23'4 max x 10'5 max narrowing to 26'3 (7.11m max x 3.18m max narrowing to 8.00m)

Cornicing, recessed shelving, radiator, double glazed window to front aspect, open plan to dining area having double radiator, double glazed window to rear aspect with views onto the garden, door to:

KITCHEN

9'8 x 7'1 (2.95m x 2.16m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, four ring gas hob with oven below and fitted cooker hood over, inset drainer-sink unit with mixer tap, space and

plumbing for washing machine, tiled flooring, double glazed window and door to side aspect, door to:

REAR LOBBY

Space for tall fridge freezer, continuation of the tiled flooring, wall mounted Worcester boiler, window to side aspect, door to:

DOWNSTAIRS BATHROOM

Bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, tiled flooring, radiator, down lights, extractor fan for ventilation, ladder style heated towel rail, double glazed window with obscured glass to rear aspect for privacy.

FIRST FLOOR LANDING

Split level with loft hatch providing access to a partially boarded loft space.

BEDROOM

13'9 max x 12'2 (4.19m max x 3.71m)

High panelled ceiling with cornicing, fireplace, built in storage, radiator, double glazed window to front aspect.

BEDROOM

11'0 x 8'5 (3.35m x 2.57m)

Double radiator, double glazed window to rear aspect.

BEDROOM

13'4 x 8'0 max (4.06m x 2.44m max)

Double radiator, double glazed window to rear aspect.

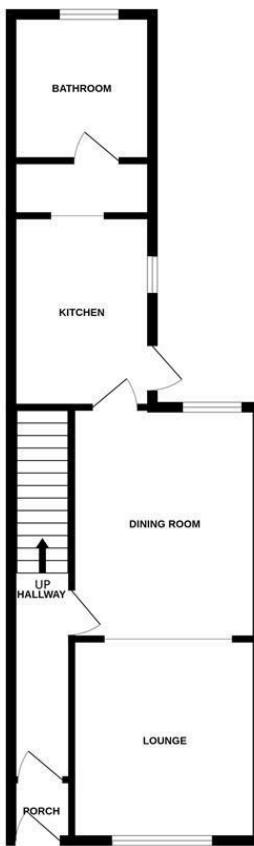
COURTYARD STYLE GARDEN

Concrete path/ patio abutting the property, well-planted with established plants and shrubs, rear gated access. Raised area with artificial lawn, ample space for bistro style table and chairs.

Council Tax Band: B



GROUND FLOOR



1ST FLOOR



PCM
ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			